

2006 TCAC Sustainable Building Criteria

Ted Bardacke
Global Green USA

2006 Revision Process

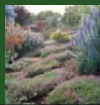
- Changes to T-24 Energy Code Necessitated Revisiting Sustainable Building Criteria
 - Coordinated with NPH, SCANPH and SDHF
 - Two stakeholder meetings/conference calls
 - Circulated draft criteria
 - Worked with TCAC staff during public comment period
- Maintaining consistency within categories while re-weighting criteria
 - Minimum Construction Standards -- No cost or conventional practice
 - Competitive Points Section -- Design decisions, low first cost, high impact (Financial or Indoor Air Quality)
 - Threshold Basis Boost -- Higher cost and/or emerging items
 - No longer have to exceed T-24 to maximize points



CA Tax Credit Allocation Committee Criteria

Minimum Construction:

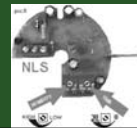
- Landscaping. A variety of plant and tree species that require low water use shall be provided in sufficient quantities based on landscaping practices in the general market area and low maintenance needs.
- Appliances. Energy Star rated appliances, including but not limited to, refrigerators, dishwashers, and clothes washers shall be installed when such appliances are provided within Low-Income Units and/or in on-site community facilities unless waived by the Executive Director.
- Use of Low Volatile Organic Compound (VOC) paints and stains (Non-flat: 150 g/l or less, Flat: 50 g/l or less) for all interior surfaces where paints and stains are applied.



CA Tax Credit Allocation Committee Criteria

Scoring/points (8 points maximum) 4/2 point items:

- A new construction or adaptive reuse project that exceeds Title 24 energy standards by at least 10%. For a rehabilitation project not subject to Title 24, that reduces energy use on a per square foot basis by 25% as calculated using a methodology approved by the California Energy Commission. 4 points
- For rehabilitation projects not subject to Title 24 requirements, use of fluorescent light fixtures for at least 75% of light fixtures or comparable energy lighting for the project's total lighting (including community rooms and any common space) throughout the compliance period. 2 points
- Use of Energy Star rated ceiling fans in all bedrooms and living rooms; or use of a whole house fan; or use of an economizer cycle on mechanically cooled HVAC systems. 2 points
- Use of at least one High Efficiency Toilet (1.3 gpf) or dual-flush toilet per unit. 2 points
- Use of bathroom fans in all bathrooms that exhaust to the outdoors and are equipped with a humidistat sensor or timer. 2 points
- Include in the project specifications a Construction Indoor Air Quality Management plan that requires the following: a) protection of construction materials from water damage during construction; b) capping of ducts during construction; c) cleaning of ducts upon completion of construction; and d) for rehabilitation projects, implementation of a dust control plan that prevents particulates from migrating into occupied areas. 2 points



CA Tax Credit Allocation Committee Criteria

Scoring/points (8 points maximum) 1 point items:

- Use of formaldehyde-free insulation. 1 point
- Use of material for all cabinets, countertops and shelving that is free of added formaldehyde or fully sealed on all six sides by laminates and/or a low-VOC primer or sealant (150 g/l or less). 1 point
- Use of no-VOC interior paint (5 g/l or less). 1 point
- Use of CRI Green-label, low-VOC carpeting and pad and low-VOC adhesives 25 g/l or less. 1 point
- Use of water-saving fixtures or flow restrictors in the kitchen (2gpm or less) and bathrooms (1.5 gpm or less). 1 point
- Use of at least one of the following recycled materials at the designated levels: a) cast-in-place concrete (20% flyash); b) carpet (25%); c) road base, fill or landscape amendments (30%). 1 point
- Design the project to retain, infiltrate and/or treat on-site the first one-half inch of rainfall in a 24-hour period. 1 point



MEDITE II®



CA Tax Credit Allocation Committee Criteria

Threshold Basis Increase - Sustainability - Select 3 of the following list:

- Use tankless water heaters, a high efficiency condensing boiler (92% AFUE or greater), or a solar thermal domestic hot water pre-heating system.
- Use a Minimum Efficiency Report Value (MERV) 8 or higher air-filter for HVAC systems that introduce outside air.
- Irrigation system using only reclaimed water and/or captured rainwater.
- Recycle at least 75% of construction and demolition waste (measured by either by weight or volume).
- Install natural linoleum, natural rubber, or ceramic tile for all kitchens and bathrooms (where no VOC adhesives or backing is also used).
- Install bamboo, stained concrete, cork, salvaged or FSC-Certified wood, ceramic tile, or natural linoleum in all living rooms or 50% of all common areas.
- Install CRI Green Label Plus Carpet, or no carpet, in all bedrooms.
- Vent kitchen range hoods to the exterior of the building in at least 80% of units.
- Use at least four recycled products listed in the Construction, Flooring, or Recreation section of the California Integrated Waste Management Board's Recycle Content Products Database. www.ciwm.ca.gov/RCP/



CA Tax Credit Allocation Committee Criteria

Threshold Basis Increase - Renewable Energy:

- Further, the Executive Director, in his/her sole discretion, may permit a further increase in basis limits to a maximum of 5%, where distributive energy technologies such as microturbines and/or renewable energy sources such as solar will be implemented. To obtain this increase, an applicant must submit evidence of the cost of the system and the operating cost savings to be created through the use of the technology, throughout the time of the compliance period.



2218 Main Street, 2nd Floor
Santa Monica, CA 90405
(310) 581-2700
www.globalgreen.org

Ted Bardacke
Senior Program Associate
tbardacke@globalgreen.org

